

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

APR 13 - 9 45 AM '70

OLLIE FARNSWORTH
R. M. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, ROBERT H. CRAWFORD

(hereinafter referred to as Mortgagor) is well and truly indebted unto LARRY KEITH CRAWFORD and GERALDINE G. CRAWFORD

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Six Thousand Three Hundred Twenty-One and no/100--- Dollars (\$ 6,321.00) due and payable

in monthly installments of at least Twenty (\$20.00) Dollars, commencing on the 1st day of March, 1970 and continuing on the first day of each month thereafter until fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the 1st day of April, 1980.

with interest thereon from date at the rate of 6% per centum per annum to be paid: annually on the unpaid balance

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the eastern side of Azalea Court, known and designated as Lot No. 29, Section 2 of North Gardens as shown on a plat thereof recorded in the R. M. C. Office for the county and state aforesaid in Plat Book EE at page 103, and having, according to said plat, and a more recent survey by R. W. Dalton, Engineer, dated April, 1956, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Azalea Court, which point is 239.8 feet from the intersection of said court and Crescent Ridge, and running thence N 79-0 E 161.4 feet to an iron pin; thence S 10-27 E 80 feet to an iron pin; thence S 79-0 W 160.6 feet to an iron pin, on the eastern side of Azalea Court; thence along Azalea Court N 11-0 W 80 feet to the point of beginning, and being the same property conveyed to the Grantors herein by deed, dated July 1, 1960, and recorded in the R. M. C. Office for Greenville County in Deed Book 653, at page 534.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

(CONTINUED ON NEXT PAGE)